

In re:
Seaton Investments, LLC
Debtor

Case No. 24-12079-VZ
Chapter 11

CERTIFICATE OF NOTICE

District/off: 0973-2 User: admin Page 1 of 4
Date Rcvd: Dec 20, 2024 Form ID: pdf042 Total Noticed: 1

The following symbols are used throughout this certificate:
Symbol **Definition**
+ Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 22, 2024:

Recip ID	Recipient Name and Address
db	+ Seaton Investments, LLC, 264 S Oakhurst Dr, Beverly Hills, CA 90212-3504

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).
NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.
NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Dec 22, 2024 Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 20, 2024 at the address(es) listed below:

Name	Email Address
Avi Edward Muhtar	on behalf of Interested Party Avi Muhtar amuhtar@crowndandstonelaw.com
Bruce D Poltrock	on behalf of Creditor Archway Real Estate Income Fund I SPE I LLC bpoltrock@frandzel.com, achase@frandzel.com
Carol Chow	on behalf of Debtor Alan Gomperts Carol.Chow@saul.com hannah.richmond@saul.com,easter.santamaria@saul.com
Carol Chow	on behalf of Debtor Susan Halevy Carol.Chow@saul.com hannah.richmond@saul.com,easter.santamaria@saul.com
Carol Chow	on behalf of Debtor Daniel Halevy Carol.Chow@saul.com hannah.richmond@saul.com,easter.santamaria@saul.com
Christopher Cramer	on behalf of Interested Party Courtesy NEF secured@becket-lee.com

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Christopher Crowell	on behalf of Creditor Harvest Small Business Finance LLC ccrowell@hrhlaw.com
David B Shemano	on behalf of Creditor AIRE Ancient Baths Los Angeles LLC dshemano@shemanolaw.com
Derrick Talerico	on behalf of Debtor Broadway Avenue Investments LLC dtalerico@wztslaw.com, maraki@wztslaw.com,sfritz@wztslaw.com,admin@wztslaw.com
Derrick Talerico	on behalf of Interested Party Susan Halevy dtalerico@wztslaw.com maraki@wztslaw.com,sfritz@wztslaw.com,admin@wztslaw.com
Derrick Talerico	on behalf of Interested Party Daniel Halevy dtalerico@wztslaw.com maraki@wztslaw.com,sfritz@wztslaw.com,admin@wztslaw.com
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Derrick Talerico	on behalf of Debtor Negev Investments LLC dtalerico@wztslaw.com, maraki@wztslaw.com,sfritz@wztslaw.com,admin@wztslaw.com
Derrick Talerico	on behalf of Debtor Seaton Investments LLC dtalerico@wztslaw.com, maraki@wztslaw.com,sfritz@wztslaw.com,admin@wztslaw.com
Garrick Vanderfin	on behalf of Creditor Korth Direct Mortgage Inc. gvanderfin@polsinelli.com zyoung@Polsinelli.com;ladocketing@polsinelli.com
Gerrick Warrington	on behalf of Creditor Archway Real Estate Income Fund I SPE I LLC gwarrington@frandzel.com, achase@frandzel.com
Gerrick Warrington	on behalf of Creditor Archway Broadway Loan SPE LLC gwarrington@frandzel.com, achase@frandzel.com
Gerrick Warrington	on behalf of Creditor Archway real estate income fund gwarrington@frandzel.com achase@frandzel.com
Gerrick Warrington	on behalf of Creditor Archway Broadway Loan SPE LLC, fka Archway Real Estate Income Fund I REIT, LLC gwarrington@frandzel.com, achase@frandzel.com
Gerrick Warrington	on behalf of Plaintiff Archway Broadway Loan SPE LLC, a Delaware limited liability company gwarrington@frandzel.com, achase@frandzel.com
Jacqueline L James	on behalf of Interested Party Harvest Small Business Finance LLC jjames@hrhlaw.com
Jacqueline L James	on behalf of Creditor Harvest Small Business Finance LLC jjames@hrhlaw.com
Jacquelyn H Choi	on behalf of Creditor LOS ANGELES COUNTY TREASURER AND TAX COLLECTOR jacquelyn.choi@rimonlaw.com docketingsupport@rimonlaw.com
Jennifer C Wong	on behalf of Interested Party Courtesy NEF bknotice@mccarthyholthus.com jwong@ecf.courtdrive.com
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Michael G Fletcher	on behalf of Creditor Archway Real Estate Income Fund I SPE I LLC mfletcher@frandzel.com, sking@frandzel.com
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Zev Shechtman

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TOTAL: 61

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Attorneys for Secured Creditor/Movant:
Wells Fargo Bank National West



CHANGES MADE BY COURT
UNITED STATES BANKRUPTCY COURT

CENTRAL DISTRICT OF CALIFORNIA – LOS ANGELES DIVISION

In re
SEATON INVESTMENTS, LLC, *et al.*,
Debtor and Debtor in Possession.

Lead Case No. 2:24-bk-12079-VZ

Jointly Administered with Case Nos: 2:24-bk-12080-VZ; 2:24-bk-12081-VZ; 2:24-bk-12082-VZ; 2:24-bk-12091-VZ; 2:24-bk-12074-VZ; 2:24-bk-12075-VZ and 2:24-bk-12076-VZ

- ☐ Affects All Debtors
- ☐ Affects Seaton Investments, LLC
- ☐ Affects Colyton Investments, LLC
- ☐ Affects Broadway Avenue Investments, LLC
- ☐ Affects SLA Investments, LLC
- ☐ Affects Negev Investments, LLC
- ☒ **Affects Alan Gomperts**
- ☐ Affects Daniel Halevy
- ☐ Affects Susan Halevy

Chapter 11

**ORDER APPROVING STIPULATION
AUTHORIZING THE
USE OF CASH COLLATERAL
[Dkt. Nos, 87, 335]**

Subject Property:
3538 Greenfield Avenue
Los Angeles, CA 90034

Hearing Date:
DATE: December 10, 2024
TIME: 11:00 a.m.
CTRM: 1368
255 E. Temple
Los Angeles, CA
JUDGE: Hon. Vincent P. Zurzolo

On December 4, 2024, Secured Creditor, Wells Fargo National Bank West (“Wells Fargo”), and Debtor, Alan Gomperts (“Debtor”), by and through their respective attorneys’ of record, executed and filed a Stipulation Authorizing the Use of Cash Collateral (“Stipulation”) with respect to Wells Fargo’s Claim secured by the real property commonly described as 3538 Greenfield

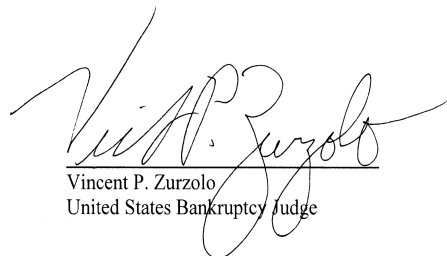
Avenue, Los Angeles, CA 90034 ("Subject Property"). *See, Dkt. No.335.*

IT IS HEREBY ORDERED:

The Stipulation filed by the parties on December 4, 2024 [Dkt. No. 335] with respect to the Subject Property is hereby approved allowing continued use of Cash Collateral on an interim basis through the continued Hearing on Debtors' Motion to Use Cash Collateral [Dkt. No.87] scheduled for February 25, 2024 at 11:00 a.m.

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Date: December 20, 2024


Vincent P. Zurzolo
United States Bankruptcy Judge